024.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,200 /	887,200
					USE VALUE:	887,200 /	887,200
					ASSESSED:	887,200 /	887,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62	-64	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	62 WALDO RD LLC
Owner 2:	
Owner 3:	
Street 1:	119 ORCHARD ST
Street 2:	
Twn/City:	MILLIS
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02054 Type:

PREVIOUS OWNER

Owner 1:	CONSTANTINIDIS I TRS--ETAL -
Owner 2:	IRENE CONSTANTINIDIS TRUST -
Street 1:	64 WALDO RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2116 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4959.000	432,200		455,000	887,200
Total Card	0.114	432,200		455,000	887,200
Total Parcel	0.114	432,200		455,000	887,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.28 | /Parcel: 419.28

Legal Description

User Acct 15673

GIS Ref

GIS Ref

Insp Date 07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 024.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	432,200	0	4,959.	455,000	887,200		Year end	12/23/2021
2021	104	FV	412,700	0	4,959.	455,000	867,700		Year End Roll	12/10/2020
2020	104	FV	413,000	0	4,959.	455,000	868,000	868,000	Year End Roll	12/18/2019
2019	104	FV	322,400	0	4,959.	483,500	805,900	805,900	Year End Roll	1/3/2019
2018	104	FV	322,400	0	4,959.	352,600	675,000	675,000	Year End Roll	12/20/2017
2017	104	FV	302,500	0	4,959.	307,100	609,600	609,600	Year End Roll	1/3/2017
2016	104	FV	302,500	0	4,959.	261,600	564,100	564,100	Year End	1/4/2016
2015	104	FV	269,800	0	4,959.	255,900	525,700	525,700	Year End Roll	12/11/2014

!1953!

PRINT

Date	Time
12/29/21	20:50:33

LAST REV

Date	Time
10/21/20	15:08:29
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1953

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSTANTINIDIS	51762-94		10/6/2008	Family	1	No	No		
	18973-113		4/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	15673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	815	Porch	7,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
2/24/2009	Meas/Inspect	189	PATRIOT
11/3/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4959		Sq. Ft.	Site		0	80.	1.15	1									455,018						455,000	

Total AC/HA:	0.11384	Total SF/SM:	4959	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	455,018	Spl Credit		Total:	455,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14621925
Const Adj.:	0.97709113
Adj $ / SQ:	201.593
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626434
Depreciation:	194194
Depreciated Total:	432239

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

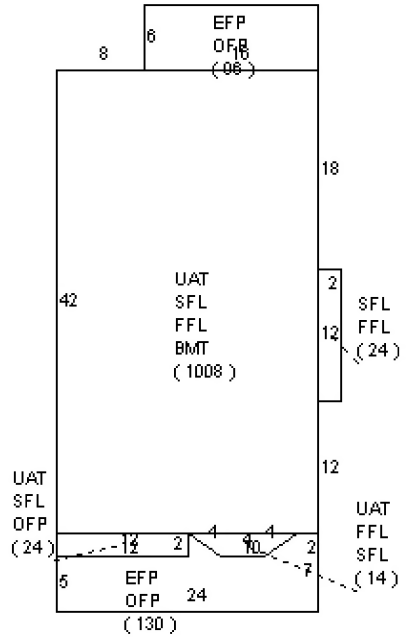
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	201.59
Special Features:	0	Val/Su Net:	111.91
Final Total:	432200	Val/Su SzAd	204.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,070	201.590	215,704
FFL	First Floor	1,046	201.590	210,866
BMT	Basement	1,008	60.480	60,962
UAT	Upper Attic	262	80.640	21,087
OFP	Open Porch	250	22.570	5,643
EFP	Enclos Porch	226	38.370	8,672

Net Sketched Area:	3,862	Total:	522,934
Size Ad	2116	Gross Area	4646	FinArea	2116
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

024.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	